

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, June 16, 2010

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m.

Docket No. 10050012 PP: Casler Subdivision

The applicant seeks approval to plat 2 lots on 0.49 acres. The site is located at 721 1st Avenue NW, and is zoned R-2/Residence within the Old Town Overlay – Character Subarea. Filed by Justin Moffett of Old Town Design Group.

Justin Moffett with Old Town Design Group, Brady Kuhn with Weihe Engineers and John Edwards with Langston Development were present. Petitioner is requesting approval to split lot (existing home-non contributing on lot will be demolished). Substantial 42 inch regulated drain pipe cuts through corner of house. Drain pipe is owned by Hamilton County but is being maintained by the City of Carmel. Petitioner is working with both Hamilton County and City of Carmel to have pipe moved and follow edge of Right of Way and develop as 2 lots.

Greg Hoyes-Hamilton County Surveyor Office

Based off comments made above, no additional comments

Nick Redden-Carmel Engineering

Sent letter, no additional comments

David Lucas-Hamilton County Highway Department

Outside of jurisdiction area, No comments

Shirley Hunter-Duke Energy

Existing 10 feet easement has cable already, no additional comments at this time
Contact her when ready to proceed further

Daren Mindham-Urban and Forestry

Will need to review a Tree Preservation Plan, especially if need to move pipe
Site Development Review (SDR) is required due to being in Old Town
Overlay, therefore landscaping plans will be submitted with each SDR
when building begins for each home

David Littlejohn-DOCS-Alternative Transportation

Sent review letter, no additional comments

Angie Conn-DOCS

Sent review letter, no additional comments

END

9:15 a.m.

Docket No. 10050022 PP: Village of Mount Carmel, Section 11

The applicant seeks approval to plat 4 lots on 5 acres. And, subdivision control ordinance waiver requested is:

Docket No. 10050023 SW from SCO Chap. 6.05.01 – lot within road frontage

The site is located at 1235 W. 146th Street and is zoned S-2/Residence. Filed by Keith and Sarah March, owners.

Jon Dobosiewicz with Nelson and Frankenberger, Brady Kuhn with Weihe Engineering, Gary McNutt-builder and Keith March-owner were present. Petitioner is seeking to build on Lots 1, 3 and 4. Currently Lot 4 is under contract. Lot 1 and 2 will be provided access to 146th Street through the existing driveway cut onto 146th Street. Lot 3 existing driveway will be eliminated but will gain access off of Village Drive accordance to ordinance. Lot 4 will be provided access off John Paul Way to Section 10 via easement that will go across Lot 6. At this time the placement of the easement has not been established. Possibility easement could be along existing driveway path or south of property line. Once determined, petitioner plans to record appropriate easement to provide access to Lot 4. Will make sure homes on Lots 1 and 3 face 146th Street. Petitioner will also record easement across Lot 6 with description and graphic to show proposed easement along that area. Plan to record easement at the time the building permit is being filed for Lot 4.

Greg Hoyes-Hamilton County Surveyor Office

Sent letter to Brady on June 15th,

Need to review drain calculations to make sure the storm water can be handled

Need sump pump connections

Section 10 should be able to cover the drainage if utilize the existing pond

-No additional restrictions regarding outflow values for detention pond in this area

Nick Redden-Carmel Engineering

Sent letter, no additional comments

-What is approval process if want to make an additional driveway cut in Lot 6 for future access for Lot 4, file a waiver through Board of Public Works? Nick Redden to look into and advise petitioner know how to proceed.

David Lucas-Hamilton County Highway Department

Sent letter to Brady and will email rest of TAC members

Any new plat is required to be 85 feet from center line and within 500 feet of Village Drive per the Thoroughfare Plan Right of Way. Variance can be filed through Hamilton County Commissioner if want a reduction

Any remodel/addition to existing home must comply with City of Carmel zoning ordinances in regards to minimum setbacks

No access easement on Lot 1 and prefer to have No access easement on Lot 4

Requesting no access easement across Lot 3 frontage and eastern part of Lot 2

No landscaping or irrigation system installed in Right of Way

Shirley Hunter-Duke Energy

Duke does not consider this a subdivision due to less than 5 lots therefore each lot will need to be handled as an individual lot.

Needs to be determined when review of site plans

Daren Mindham-Urban and Forestry

Will need to review a Landscape Plan and Tree Preservation Plan

David Littlejohn-DOCS-Alternative Transportation

Sent review letter, no additional comments

-Existing walk from John Paul Way is ½ way up Lot 3 to Right of Way

Sidewalk on Lot 3 will need to be completed at the time building permit is filed

Angie Conn-DOCS

Sent review letter, no additional comments

Record easement with description and graphic of easement

END